

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND GOLDEN GOODRICH LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wgllp.com Reem J. Bello, State Bar No. 198840 rbello@wgllp.com 650 Town Center Drive, Suite 600 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Weneta M.A. Kosmala</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re: JAMES A. TRENT,</p>		<p>CASE NO.: 8:20-bk-11643-SC CHAPTER: 7</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 10/07/2020	Time: 11:00 am
Location: United States Bankruptcy Court, Courtroom 5C, 411 West Fourth Street, Santa Ana, California 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/23/2020

Description of property to be sold: All of the Estate's right, title and interest in the residential real property located at 18837 Walnut Street, Fountain Valley, California 92708. APN: 157-203-05.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$30,000.00 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

Proposed sale price: \$ 880,000.00

Overbid procedure (if any): Overbid increments: \$894,000.00 initial / \$1,000.00 thereafter. \$30,000.00 earnest money deposit.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Sale Date: October 7, 2020 at 11:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Santa Ana Division

411 W. Fourth Street, Courtroom 5C

Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Clarence Yoshikane

Berkshire Hathaway HomeServices

1400 Newport Center Drive, Suite 200

Newport Beach, CA 92660

(714) 606-5765, Direct Line

Clarence.Yoshikane@gmail.com

Date: 09/10/2020

Overbid Procedures - Case No. 8:20-bk-11643-SC

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property to ensure that the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$894,000.00¹ in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as Exhibit 4;
 - c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$30,000.00 ("Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of James A. Trent, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left hand corner of the first page of the Motion) by no later than **4:00 p.m.**,

¹ The bid must be in the amount of \$894,000 as follows: (1) the stalking horse bid is \$880,000; (2) the initial overbid must be in the amount of \$5,000; and (3) there is an additional benefit to the estate of \$8,800 from the 1% reduction in the Buyer's side real estate commission from the stalking horse bid. In order for the overbid to provide a benefit to the Estate, the overbid must be \$894,000.

Pacific Standard Time, on **September 28, 2020** ("Overbid Deadline"). In her absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

WEILAND GOLDEN GOODRICH LLP
Jeffrey I. Golden, State Bar No. 133040
jgolden@wglp.com
Reem J. Bello, State Bar No. 198840
rbello@wglp.com
650 Town Center Drive, Suite 600
Costa Mesa, California 92626
Telephone 714-966-1000
Facsimile 714-966-1002

Counsel for Chapter 7 Trustee
Weneta M.A. Kosmala

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMES A. TRENT,

Debtor.

Case No. 8:20-bk-11643-SC
Chapter 7

**NOTICE OF HEARING ON CHAPTER 7
TRUSTEE'S MOTION FOR ORDER:**

- (1) AUTHORIZING SALE OF REAL
PROPERTY FREE AND CLEAR OF LIENS,
CLAIMS, AND INTERESTS PURSUANT TO
11 U.S.C. §§ 363(b) AND (f);**
- (2) APPROVING OVERBID PROCEDURES;**
- (3) APPROVING BUYER, SUCCESSFUL
BIDDER, AND BACK-UP BIDDER AS
GOOD-FAITH PURCHASER PURSUANT
TO 11 U.S.C. § 363(m); AND**
- (4) AUTHORIZING PAYMENT OF
UNDISPUTED LIENS, REAL ESTATE
BROKER'S COMMISSIONS AND OTHER
ORDINARY COSTS OF SALE**

**[18837 Walnut Street, Fountain Valley,
California 92708; APN: 157-203-05]**

DATE: October 7, 2020
TIME: 11:00 a.m.
PLACE: Courtroom 5C
411 West Fourth Street
Santa Ana, California 92701

**TO THE DEBTOR, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND
ALL PARTIES IN INTEREST:**

PLEASE TAKE NOTICE that on **October 7, 2020, at 11:00 a.m.** in the United States Bankruptcy Court for the Central District of California, Santa Ana Division, located at 411 W. Fourth Street, Santa Ana, California, in Courtroom 5C, the Court will hold a hearing on the *Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale ("Motion")*¹ filed by Weneta M.A. Kosmala, the chapter 7 trustee ("Trustee") for the bankruptcy estate ("Estate") of James A. Trent ("Debtor"), which seeks an order:

1. approving the Purchase Agreement (defined below) and the sale of the real property located at 18837 Walnut Street, Fountain Valley, California 92708 ("Property"), as is, where is, with all faults, without warranty or recourse, but free and clear of any and all liens, claims, and interests (described below), together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f);

a. to Sam Craig, Shahrzad Craig and Steve Craig and/or assigns (together, "Buyer"), whose address is 9205 Cardinal Avenue, Fountain Valley, California 92708, for \$880,000.00 ("Purchase Price") pursuant to the terms of the *Residential Purchase Agreement and Joint Escrow Instructions* entered into between the Trustee and the Buyer (together, "Purchase Agreement"), a copy of which is attached as Exhibit 4 to the Motion; or

b. to the successful bidder whose purchase offer for the Property is accepted by the Trustee at the hearing on the Motion;

2. approving the overbid procedures set forth in the Motion as summarized below;

3. approving the Buyer, the successful bidder, and the back-up bidder as a "good faith" purchaser under § 363(m) of the Bankruptcy Code;

4. authorizing the return of any Overbid Deposit without further court order to those whose bids are not deemed to be the Successful Bid;

5. authorizing the Trustee to pay, from the Net Proceeds, any tax liability to the Estate from the sale;

6. authorizing the Trustee to pay, through escrow, from the proceeds of the sale and without further order of the Court, the Impac Lien, the lien of defaulted taxes, real property taxes and assessments prorated as of the close of escrow, the broker's commission, the Agent's Administrative Claim, if any, and any escrow fees, title insurance premiums and other ordinary and typical closing costs and expenses payable by the Trustee pursuant to the Purchase Agreement or in accordance with local custom;

¹ All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

7. determining that the sales proceeds remaining after payment of the items set forth above ("Net Proceeds") will not be disbursed without further order of this Court;

8. authorizing the Trustee to take any and all necessary actions to consummate the sale of the Property;

9. waiving any requirements for lodging periods of the order approving the Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy rules; and

10. waiving the stay of the order approving the Motion imposed by Federal Rule of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

The Trustee is informed by the Estate's accountant that it is likely there will be a gain on the sale which may be offset by other losses of the Estate and the administrative costs of administration of the Estate. Any net gain to the Estate will be paid from the net sale proceeds. The Estate is still expected to receive a substantial distribution from the sale despite any net gain to the Estate. The Trustee is requesting Debtor's 2019 tax returns in order to calculate any net gain and potential tax liability from the sale.

PLEASE TAKE FURTHER NOTICE that the Trustee seeks to sell the Property free and clear of any and all liens, claims, and interests. According to the Preliminary Report prepared by First American Title Company with an effective date of July 30, 2020 ("Title Report"), a copy of which is attached to the Motion, the following items have been recorded against the Property:

Item 1 – general and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable;

Item 2 – the lien of defaulted taxes for the fiscal year 2018-2019, and any subsequent delinquencies, in the amount of approximately \$21,776.75 through September 2020 ("Real Property Tax Lien");

Item 3 - the lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code;

Items 4 – 6 – covenants, conditions, restrictions and easements;

Item 7 - a deed of trust to secure an original indebtedness of \$504,000.00 owing to Mortgage Electronic Registration Systems, Inc. on behalf of lender Impac Mortgage Corp., recorded March 13, 2018, as Instrument No. 18-88770 of Official Records ("Impac Lien");

Item 8 – a name search; and

Item 9 – a requirement regarding notarization.

The Real Property Tax Lien is undisputed. The Trustee is informed by A & A Escrow Services, Inc., that the approximate balance of the Real Property Tax Lien through October 2020 is \$22,000. The Impac Lien is undisputed. The Trustee is informed by A & A Escrow Services, Inc., that the approximate balance of the Impac Lien is \$520,000. The Trustee is informed by A & A Escrow Services, Inc., that the approximate balance of the first real property tax installment is \$4,500. Pursuant to the Purchase Agreement, real property taxes and assessments are to be prorated between the Trustee and the Buyer through escrow as of the closing.

According to the Court's register of claims, the following relevant secured claim has been filed:

Claim Number	Claimant	Date Filed	Claim Amount/Classification	Basis
2-1	Department of the Treasury – Internal Revenue Service	7/8/2020	\$35,317.62 – secured \$ 8,153.02 – unsecured \$43,470.64 – total	Taxes

Claim 2-1 (“IRS Claim”) filed by Internal Revenue Service (“IRS”) asserts a secured claim for taxes in the amount of \$35,317.62 against “all of the debtor(s) right, title and interest to the property – 26 U.S.C. §6321.” The IRS Claim indicates that UCC numbers 207764432611 and 2020000086090 were filed, respectively, on February 26 and 27, 2020. The IRS did not record real property liens against the Property as evidenced by the Title Report. The Trustee is reviewing the IRS Claim in order to determine whether any portion should be avoided or subordinated pursuant to §724(a)(4) and 724(b). The IRS Claim will not be paid out of proceeds from escrow, but will be paid at the same time as all other allowed proofs of claim and once the amount and priority of the IRS Claim is determined.

The Trustee reserves the right to object to the validity, scope and priority of any disputed liens, claims and interest that have been or will be asserted against the Property.

PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and must be submitted to the Trustee’s counsel whose address is listed in the top left hand corner of the first page of the instant Notice. Overbids are due by 4:00 p.m., Pacific Standard Time, on October 5, 2020.

PLEASE TAKE FURTHER NOTICE that the overbid procedures sought to be approved by the Court are as follows:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$894,000.00² in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion;
 - c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$30,000.00 ("Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of James A. Trent, in the form of a

² The bid must be in the amount of \$894,000 as follows: (1) the stalking horse bid is \$880,000; (2) the initial overbid must be in the amount of \$5,000; and (3) there is an additional benefit to the estate of \$8,800 from the 1% reduction in the Buyer's side real estate commission from the stalking horse bid. In order for the overbid to provide a benefit to the Estate, the overbid must be \$894,000.

cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left hand corner of the first page of this Motion) by no later than **4:00 p.m.**, Pacific Standard Time, on **October 5, 2020** ("Overbid Deadline"). In her absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

- f. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
- g. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.

2. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

3. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

4. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

The Motion is based upon the Memorandum of Points and Authorities, the Declarations of Weneta M.A. Kosmala, Clarence Yoshikane, Sam Craig, Shahrzad Craig and Steve Craig, and the Exhibits attached to the Motion, all pleadings, papers and records on file with the Court, and on such other evidence, oral or documentary, as may be presented to the Court at the time of the hearing on the Motion.

Except as may be otherwise ordered by the Court, all hearings through the end of 2020 before Judge Clarkson will be conducted remotely using CourtCall or ZoomGov. The Court's default will be CourtCall. Thus, all hearings will occur by CourtCall, unless specifically noted otherwise in the Court's tentative. In order to schedule an appearance by telephone, parties are advised to contact CourtCall at (866) 582-6878 and schedule a telephonic appearance. Video and audio connection information for each hearing will be provided on Judge Clarkson's publicly posted hearing calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/default.aspx>, and then selecting "Judge Clarkson" from the tab on the left-hand side of the page.

Your Rights May Be Affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)

Deadline for Opposition Papers. The Motion is being heard on regular notice pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written response with the Court and serve a copy of it upon the Movant or Movant's attorney at the address set forth above no less than **14 days** prior to the above hearing date. If you fail to file a written response to the Motion within such time period, the Court may treat such failure as a waiver of your right to oppose the Motion and may grant the requested relief.

Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure. The undersigned hereby verifies that the above hearing date and time were available for this type of Motion according to the judge's self-calendaring procedures.

PLEASE TAKE FURTHER NOTICE that any party requesting a copy of the Motion or any supporting documents filed with the Court with respect to the Motion may contact counsel for the Trustee, Reem J. Bello, Weiland Golden Goodrich LLP by email at rbello@wglp.com, by mail at 650 Town Center Drive, Suite 600, Costa Mesa, California 92626, or by telephone at (714) 966-1000.

Dated: September 10, 2020

WEILAND GOLDEN GOODRICH LLP

By: /s/ Reem J. Bello

Reem J. Bello
Attorneys for Chapter 7 Trustee,
Weneta M.A. Kosmala

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
650 Town Center Drive, Suite 600
Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): Notice of Hearing on Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-Up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and Other ordinary Costs of Sale will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) September 10, 2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Reem J Bello rbello@wglp.com,
kadele@wglp.com;vrosales@wglp.com;cyoshonis@wglp.com;cbmeeker@gmail.com;lbracken@wglp.com
Christine A Kingston christine@surfcitylawyers.com, docs@surfcitylawyers.com
Weneta M Kosmala (TR) ecf.alert+Kosmala@titledxi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
Queenie K Ng queenie.k.ng@usdoj.gov
Sheila M Pistone sheila@pistonelawoffice.com, sheilapistone@yahoo.com
Josephine E Salmon ecfacb@aldridgepите.com, JES@ecf.inforuptcy.com;jsalmon@aldridgepите.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) September 10, 2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) September 10, 2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

9/10/2020
Date

Lindsay Bracken
Printed Name


Signature

SERVED BY UNITED STATES MAIL:

Honorable Scott C. Clarkson
United States Bankruptcy Court
Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street, Suite 5130 / Courtroom 5C
Santa Ana, CA 92701-4593

James A. Trent
119 6th Street
Huntington Beach, CA 92648-5001

Debtor

First American Title Company
Debbie Tognetti/Joel Sotto
Order O-SA-6331265 (DTJS)
4 First American Way
Santa Ana, CA 92707

A & A Escrow Services, Inc.
Antonia Delgado
Escrow No. 104872-AA
415 N. Crescent Drive, Suite 320
Beverly Hills, CA 90210

Clarence Yoshikane
Jennifer Toyama
Berkshire Hathaway HomeServices
1400 Newport Center Drive, Suite 200
Newport Beach, CA 92660

Sam Craig
Shahrazad Craig
Steve Craig
9205 Cardinal Avenue
Fountain Valley, CA 92708

Impac Mortgage Corp.
Attn: Final Document Department
19500 Jamboree Road
Irvine, CA 92612

Select Portfolio Servicing, Inc.
Attn: Bankruptcy
PO Box 65250
Salt Lake City, UT 84165

Department of the Treasury-
Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service
Florence M. Perkins, Bankruptcy Specialist
MAIL STOP 5503 Insolvency Group 1
24000 Avila Road, M/S 5503
Laguna Niguel, CA 92677

Orange County Tax Collector
PO Box 1980
Santa Ana, CA 92702-1980

County of Orange
Attn: Treasurer-Tax Collector
P.O. Box 4515
Santa Ana, CA 92702-4515

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board Bankruptcy
Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

AD & DD LLC
Hamner Prof
28942 Greenspot Rd
Highland, CA 92346-4423

American Express National Bank c/o Becket and Lee
LLP
PO Box 3001
Malvern PA 19355-0701

Amex Correspondence/Bankruptcy
Po Box 981540
El Paso, TX 79998-1540

Bank of America
200061 Brookhurst St
Huntington Beach, CA 92646

Bank of America, N.A.
P O Box 982284
El Paso, TX 79998-2284

Capital One
Attn: Bankruptcy
Po Box 30285
Salt Lake City, UT 84130-0285

Capital One Bank (USA), N.A.
by American InfoSource as agent
PO Box 71083
Charlotte, NC 28272-1083

Mercedes-Benz Financial Services
Attn: Bankruptcy
Po Box 685
Roanoke, TX 76262-0685

Citibank Citicorp Credit Svcs/Centralized Bk dept
Po Box 790034
St Louis, MO 63179-0034

Odie Cortez
2819 Ladoga Ave
Long Beach, CA 90815-1529

Citibank, N.A.
5800 S Corporate Pl
Sioux Falls, SD 57108-5027

Patricia Jo Stone
19751 East Mainstreet
Parker, CO 80138-7378

DELL FINANCIAL SERVICES
P O BOX 81577
AUSTIN TX 78708-1577

Patricia Jo Stone, P.C.
19751 E. Mainstreet, Suite 200
Parker, CO 80138-7392

Dr. Bassil Aish
17742 Beach Blvd Ste 215
Huntington Beach, CA 92647

Porsche Financial Svc
980 Hammond Dr
Atlanta, GA 30328-6161

Equifax
P.O. Box 105873
Atlanta, GA 30348-5873

Progressive Management Systems
Attn: Bankruptcy Department
1521 W Cameron Ave., First Floor
West Covina, CA 91790-2738

Experian
P.O. Box 2002
Allen, TX 75013-2002

Reger Rizzo & Darnall
Cira Centre 13th Floor
2929 Arch St
Philadelphia, PA 19104-2899

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Ron Bueler
R Buhler Consulting
8941 Atlanta Ave Ste 254
Huntington Beach, CA 92646-7121

Franchise Tax Board
Personal Bankruptcy MS A
260 P.O. Box 2952
Sacramento, CA 95812-2952

Select Portfolio Servicing, Inc
Attn: Bankruptcy
Po Box 65250
Salt Lake City, UT 84165-0250

Fred and Kim Ancora
273 Pinner Lane #13
Medford, OR 97501-7525

Team Logic IT
25909 Pala Ste 190
Mission Viejo, CA 92691-7948

Internal Revenue Service
Centralized Insolvency Operations
P.O. Box 7346
Philadelphia, PA 19101-7346

Trans Union Corporation
P.O. Box 900
Woodlyn, PA 19094-0900

Jay Murray
21821 Constanica
Mission Viejo, CA 92692-1017

Trinity West Coast LLC
P.O. Box 9355
Fountain Valley, CA 92728-9355

Kimura Longdon & White LLP
3 Park Plaza Ste 1520
Irvine, CA 92614-8558

Tumer & Shariff
Attn: Ozgun Tumer
170 E. 17th Street Ste 208
Costa Mesa, CA 92627-3701

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Wells Fargo
19840 Beach Blvd
Huntington Beach, CA 92648-3222

Westlake Financial Services
Attn: Bankruptcy
Po Box 76809
Los Angeles, CA 90076-0809

Christine A Kingston
Surf City Lawyers
5882 Bolsa Avenue Ste 130
Huntington Beach, CA 92649-5702

Fred and Kim Ancora
273 Pinner Lane Apt 13
Medford, OR 97501-7525

Weneta M Kosmala (TR)
3 MacArthur Place, Suite 760
Santa Ana, CA 92707-6071

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Drive Suite 600
Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 09/10/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 09/10/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.


☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 09/10/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/10/2020 Lindsay Bracken
Date *Printed Name*



Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Reem J Bello rbello@wgllp.com,
kadele@wgllp.com;vrosales@wgllp.com;cyoshonis@wgllp.com;cbmeeker@gmail.com;lbracken@wgllp.com
Christine A Kingston christine@surfcitylawyers.com, docs@surfcitylawyers.com
Weneta M Kosmala (TR) ecf.alert+Kosmala@titledexi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
Queenie K Ng queenie.k.ng@usdoj.gov
Sheila M Pistone sheila@pistonelawoffice.com, sheilapistone@yahoo.com
Josephine E Salmon ecfcacb@aldridgepite.com, JES@ecf.inforuptcy.com;jsalmon@aldridgepite.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov